

**PROPERTY ANALYSIS RECORD (PAR) FOR
EMERALD POINTE, CITY OF CARLSBAD
February 20, 2006**

A Property Analysis Record (PAR) has been prepared for the Emerald Pointe Open Space conservation area in accordance with the provisions in the June 28, 2005 PAR contract with the Helix Community Conservancy (HCC). The purpose of the PAR is to identify the tasks and costs associated with the long-term management and maintenance of 10.1 acres of upland habitat located within the City of Carlsbad.

This PAR includes Initial & Capital Tasks and Costs, as well as long-term Ongoing Tasks and Costs associated with managing the Open Space (hereinafter referred to as "OS") in perpetuity. The costs were estimated utilizing the Center for Natural Lands Management PAR software, PAR System Version 2.0. The complete PAR data and cost sheets are provided in Attachment A. HCC staff conducted a site visit of the proposed preserve area on July 19, 2005, accompanied by Klaus Mendenhall and Brendan Farrelly of RWR Homes, Inc. (aka Saddlevue, LLC). The assigned Habitat Manager (HM) for the OS is Mr. John Lovio. The sources utilized in preparing this PAR include the following:

- Grading Plans for Emerald Pointe Estates, Hunsaker & Associates. April 6, 2005.
- Hillside Development Map Emerald Pointe Estates, Hunsaker & Associates. May 24, 2004.
- Biological Impact Assessment of the BCS Property, Carlsbad, CA. Prepared by Anita M. Hayworth, Biological Consultant. December 22, 1998, Updated October 30, 2002.
- Planning Commission Resolution No. 5643 and Mitigated Negative Declaration for Emerald Pointe Estates. June 16, 2004.
- Phase I Environmental Site Assessment 18-acre Property Cobblestone Drive and Sapphire Drive, Carlsbad, California. Prepared by Ninyo & Moore. February 4, 2005.
- Phase I Environmental Site Assessment and Preliminary Agricultural Chemical Residue Survey Proposed Emerald Pointe Estates. Prepared by GeoSoils, Inc., July 2, 1998.
- Policy of Title Insurance. First American Title Insurance Company. April 15, 2005.
- Volume III, MHCP Biological Monitoring and Management Plan. March 2003.
- City of Carlsbad Open Space Management Plan, May 2004.
- City of Carlsbad Habitat Management Plan, December 1999.
- Draft Coastal Sage Scrub Habitat Revegetation, Mitigation and Monitoring Plan for the Emerald Pointe Estates Project, Carlsbad California. Prepared by Dudek & Associates, Inc., November 2005.

The PAR has been organized into the following categories:

- Initial & Capital Tasks and Costs
- Annual Tasks and Costs
- Cost Estimate Summary
- Attachments

INITIAL & CAPITAL TASKS AND COSTS

\$12,628.00

The task and cost breakdown is provided in Attachment A, Section 8.

Assumptions for Initial & Capital Tasks and Costs

1. The Initial and Capital Costs include the first year of land stewardship activities, as outlined further below under Annual Tasks and Costs.
2. Property Inspection. Prior to accepting responsibility for long-term management, HCC will conduct a property inspection to review the condition of the property to ensure the property is free of debris. The HCC Executive Director of Land Stewardship and the HM shall inspect the property. Property

inspection will occur after close of escrow and payment of Endowment funds to HCC. HCC will begin their long-term habitat management of 9.6 acres immediately after the property transfer is complete. Approximately 0.5 acre of Coastal Sage Scrub (CSS) revegetation is included in the 10.1-acre OS area and will be subject to a five-year mitigation monitoring program under contract to RWR Homes, Inc. HCC will coordinate with the RWR Restoration Contractor over the five years, as noted below, and will confirm the revegetation has met the resource agency/City success criteria prior to accepting the long-term habitat management of the remaining 0.5 acre.

3. Baseline Documentation. All biological data (technical studies, digital mapping, etc.), including final mapping of the 0.5-acre CSS revegetation, shall be provided to HCC for incorporation into the HCC base mapping. At the end of the five-year mitigation and monitoring by the RWR contractor, all data associated with that mitigation effort (field notes, mapping, agency approvals, etc.) shall be provided to HCC. HCC will verify previous vegetation/habitat mapping conducted by Anita Hayworth and conduct a baseline inventory of all plant and animal species, including the status of exotic species (plants and animals). Baseline vegetation and sensitive species location mapping (i.e., San Diego thorn-mint) will be completed in GIS, utilizing a digitized topographic base map and/or ortho-rectified aerial photographs provided by the project proponent. In addition, a three-visit protocol survey for California gnatcatchers will be conducted during the first year of habitat management (the OS is located within Link F of the City's HMP). Baseline mapping will be conducted in the Spring to account for the San Diego thorn-mint (0.03-acre area).
4. HCC will install a total of eight (8) signs around the OS preserve areas. The purpose of the signs includes alerting the public to the importance of the open space/conservation areas, rattlesnake warnings, domestic pet prohibitions, emergency numbers and HM contact information. Signs will be replaced as warranted, assumed every five years.
5. The HM will coordinate and consult with the Restoration Contractor responsible for CSS restoration efforts during the transition between restoration and long-term management and maintenance. A total of 5 hours of HM time is assumed within the last few months prior to the contractor's completion of the revegetation program and HCC taking over the long-term management.
6. Database Management: Project files and long term management of the open space area will be tracked using the HCC file management system, Erler's LandSteward.
7. Initial and Capital costs include operations costs associated with escrow, endowment processing and accounting file setup.
8. Assumes a contingency of 10% and administrative cost of 20%.

ANNUAL TASKS AND COSTS

\$8,733.00

The task and cost breakdown is provided in Attachment A, Section 9.

Assumptions for Annual Tasks and Costs

9. Community Outreach. The HM will educate the Emerald Pointe Estates homeowners, as well as the adjacent and nearby homeowners regarding the impacts of domestic pets on wildlife, the impacts of trash/yard waste on wildlife and habitats, and the importance of not creating new trails or habitat disturbances. This information will be provided in written format once per year for inclusion in no more than three HOA newsletters. The HM will report persistent and chronic problems related to uncontrolled pets or other human encroachment issues in the preserve area to the HOA(s) and City of Carlsbad.

10. General Coordination. The HM will coordinate with: other HMs for conservation easements in the vicinity; utility districts; the City of Carlsbad planning department and Preserve Steward; and the City Fire and Police departments (e.g. regarding brush management, transients, illegal activities, etc.). Coordination and consultation with these various organizations are expected to be accomplished primarily by telephone calls, email, fax, with only occasional field meetings.
11. Covered Species Surveys. San Diego thorn-mint, a narrow endemic species covered by the MHCP and City HMP, shall be surveyed annually in the Spring, in accordance with the MHCP monitoring strategy. The results of the survey (e.g. the delineated boundary of the population in GIS, density and condition of the population) will be included in the annual report (No. 15, below). The thorn-mint survey will occur during the quarterly patrol visit in Spring. Since the property is located within "Link F" of the City's HMP, the on-site CSS is considered a stepping stone linkage between Core areas 4 and 8 and Core areas 6 and 8. While the site itself is not in a core gnatcatcher area, periodic surveys are included to monitor whether there is continued use of this property as a dispersal corridor for birds. Protocol gnatcatcher surveys are assumed every three years.
12. Habitat Mapping. Habitat mapping shall be updated every five years. Base maps will, however, be field checked annually during the quarterly site visits for general tracking purposes.
13. Quarterly Inspections and Patrolling. The HM will conduct quarterly site assessments to observe natural conditions and identify potential conflicts to preservation goals. Quarterly visits will focus on illegal/unauthorized activities, dumping, mis-use of, or creation of new/illegal trails, significant increase in invasive species and general habitat conditions. Aerial photographs will be purchased annually to aid in the on-going patrolling/monitoring efforts and for purposes of documenting changes or problem areas. The HM will inspect OS preserve signs and replace as necessary and will contact the Emerald Pointe Estates HOA if fencing repairs are necessary. It is assumed that signs will need to be replaced every five years. Visits will be documented by keeping a monitoring log of site conditions. The quarterly logs/reports shall be appended to the annual report (identified below, No. 15).
14. Exotics Removal. HCC will determine if exotics/weed removal is necessary within or around the San Diego thorn-mint during quarterly site visits. Minor weeding is anticipated within the San Diego thorn-mint area annually and will occur during the quarterly visits. A moderate amount of weeding is expected every three years (one full day of weeding, two field crew members).
15. The HM will prepare an annual report, for submittal to the City and will be available upon request to the resource agencies. The annual report will compile the information from the quarterly site assessments, field logs and survey results and will make recommendations for long-term maintenance updates and subsequent annual efforts.
16. Includes an annual contingency of 10% and an annual administrative cost of 20%.

FINANCIAL SUMMARY (Refer also to Attachment A, Section 10)

Initial Financial Requirements	\$ 12,628.00
Annual Ongoing Financial Requirements – \$8,733.00	
Endowment to Provide Income of \$8,733.00*	\$194,068.00
Emergency and Legal Defense Fund (2%)	<u>\$ 3,880.00</u>
Total Contribution	\$210,576.00

* Assumes a 4.5% capitalization rate.

ADDITIONAL ASSUMPTIONS

1. At the time HCC takes ownership of the open space preserve, all mapping and electronic mapping files (e.g., biological resource maps, topographic base maps, etc.) shall be provided to HCC by the project proponent.
2. HCC is not responsible for fence repairs or replacement; HOA assumes responsibility.
3. The fuel modification zone boundary will be clearly marked by the Project Proponent by fencing. Lot 15, the brush management zone, is not included within the 10.1-acre OS area and shall be maintained by the HOA. The boundary of the open space easement shall be clearly staked prior to HCC taking on the long-term habitat management responsibilities.
4. Access to the OS preserve area will be guaranteed and maintained by the HOA/or Other.
5. The PAR estimate is good for a period of six months.
6. As noted in the PAR contract, June 28, 2005, this estimate does not include formal review and comment on all legal documents, including but not limited to: Conservation Easements, Open Space Easements, Access Easements, Quitclaim Deeds, Title Reports or Property Transfer Agreements. Formal review and comment on legal documents shall be performed under separate contract.
7. Assumes HCC takes the property in fee title and begins long-term management in 2006; the 0.5-acre CSS revegetation area will be managed by HCC beginning in 2011.
8. The OS will be relatively weed-free when HCC takes the property in fee (i.e., at close of escrow), particularly in and around the San Diego thorn-mint area.

ATTACHMENT A
PROPERTY ANALYSIS RECORD

Section 1 - Project Information

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/16/2006

U.S.G.S.Quad 1: Encinitas U.S.G.S.Quad 2:
 U.S.G.S.Quad 3: U.S.G.S.Quad 4:
 Management type: Ownership
 Prepared by Ellen Darnell
 Date 07/29/2005
 Address 8130 La Mesa Blvd., #705
 City, State, Zip La Mesa, CA 91941
 Phone 619-523-2003
 Location/Jurisdiction City of Carlsbad
 County San Diego
 Acres 10

Project Status	Start Date	Completion	Status/Notes
Construction	/ /	/ /	
Restoration	10/01/2005	10/01/2010	0.5 CSS
Stewardship	01/01/2006	/ /	

Owner		Proponent
Name		Brendan Farrelly
Organization	Saddleview, LLC	RWR Homes
Address	2710 Loker Ave. W. Ste 350	2710 Loker Ave. W. Ste 350
City, State, Zip	Carlsbad, CA 92010	Carlsbad, CA 92010
Phone		760-918-6797
Fax		760-918-6798
E-Mail address		b.Farrelly@rwrhomes.com

Consultant #1		Consultant #2
Name	Anita Hayworth	
Organization	Anita Hayworth Bio	
Address	1235 Meadow Wood Place	
City, State, Zip	Encinitas, CA 92924	
Phone		
Fax		
E-Mail address		
Specialty	Biological Resources	

Section 1 - Project Information

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/16/2006

Cost Year 0
Date of site visit: / /
Development Project
Name
Acres 0
Stage of planning
Conserved acres 0N,
Mitigation Bank
Log No MBCR: 0
Credit basis
Stage of planning

Notes

Conducted a field visit on July 19, 2005. Ellen Darnell and John Lovio attending from HCC. Brendan Farrelly and Klaus Mendenhall attending from RWR Homes. Could not detect the San Diego thorn-mint due to seasonal conditions. Evidence of dumping onsite in graded depression.

Section 2 - Contacts

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005 02/16/2006

Relation	Property Owner Rep	Phone	760-918-6797
Name	Brendan Farrelly	Fax	760-918-6798
Street	2710 Loker Ave. W. Ste 350	E-mail	b.Farrelly@rwrhomes.com
Organization	RWR Homes		
City, State & Zip	Carlsbad, CA 92010		

Section 3 - Purposes for Preservation

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/16/2006

Purposes for Preservation	Goals and Objectives
Other	Preservation of approx 10 acres of CSS and a population of San Diego thorn-mint a narrow endemic species.

Section 4 - Documents and References

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/16/2006

Document & Reference	Contact	Phone/Fax/Email	Date Rcv'd
0 Biotic Assessments and Maps	Anita Hayworth		06/27/2005
0 CEQA	Neg Dec, RWR Homes	760-918-6797	07/29/2005
0 General Development Plan	Grading Pln/6 sheets; Hunsaker	858-558-4500	07/18/2005
0 Hazardous Materials Evaluation	Phase I, Ninyo & Moore '05	949-753-7070	07/22/2005
0 Hazardous Materials Evaluation	Phase I, Geo Soils, Inc. '98	760-438-3155	07/20/2005
0 Improvement Maps	Hillside Dev Map, Hunsaker	858-558-4500	07/18/2005
0 Title Report with Survey Map	First American Title		07/14/2005
0 Other	Conditions of Approval, fax of	760-918-6797	06/27/2005

Section 5 - Requirements Summary

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/16/2006

Division of Responsibilities

Item	Type	Notes
Debris Removal	P	Property owner to remove all debris before property transfer. HCC resp. in perp.
Drainage	P	Detention basins shall contain runoff outside OS
Erosion Control	M	HCC will manage
Fences	P	Property owner to install fence betw. fuel mod zone and OS. To be maint. by POA
Fire Suppression	P	POA to maintain.
Fire Zone/Buffer Management	P	POA to maintain.
Interpretative Program	M	HCC will provide a newsletter for residents.
Monitoring, Plant	M	HCC to manage and monitor CSS and SD thorn-mint.
Patrolling	M	HCC will conduct quarterly site visits.
Signs, Access Control	M	HCC will install six signs.
Trash Collection, Initial	P	Property owner responsible for all debris removal before property transfer.
Trash Collection, Ongoing	M	HCC

Physical / Legal

Item	Description	Notes
Access Points	Limited	Access to the OS will be from Cobblestone Drive.
Easements	Yes	SDG&E easements transects the OS.
Easements	Yes	County of SD for aircraft ops? and Daniels cablevision - unknown locals.
Existing Structures	None	

Section 6 - Site Conditions

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/16/2006

Property Uses Item	Permitted/ Legal	Problem	Notes
Access Points	N	Low	Access to the site will be restricted and existing access limited due to topo.
Hiking Trails	N	Medium	Pedestrian trails will need to be discouraged in the OS.
Mountain Bikes	N	Medium	ORV and mountain bike use will need to be discouraged in the OS.
Passive Recreation	N	Medium	Recreational use of the OS is not permitted.

Adjacent Land Use Item	Permitted/ Legal	Problem	Notes
Minor Roads	Y	Low	Laurel Tree Rd., Cobblestone Dr., and Sapphire Dr. abut the OS.
Open Space	Y	None	OS abuts the property to the north/northeast.
Residential - Low Density	Y	Medium	Existing housing developments are located to the east and south.

Hydrological Features

Item	Notes
Pond	A historic, man-made pond (depression) is located in the OS.

Degraded Features

Item	Notes
Dumping	Some evidence of trash was found on-site, primarily in the dry "pond".
Evidence of Trespass	Minor evidence of informal trails.
Toxic Dumping	According to Phase I, none.

Invasive Exotics

Item	Notes
Anise	A significant amount of Anise is present within the devel footprint.

Section 7 - Biological Assessment (California)

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/16/2006

Natural Communities	Acres	Notes (Location condition & Rec.)
<hr/>		
- CALIFORNIA NATURAL PLANT COM		
Chaparral (Dense, evergreen, leathery-leaved shrub, limited understory. Fire adapt)	0.79	Southern Mixed Chaparral.
Grassland, Valley and Foothill (2-3 ft introduced Mediterranean grasses and native herbs.)	1.31	Approx 0.70 non-native and 0.61 native grasslands.
Scrub, Coastal Sage (Low, dense shrubs, 0.5-2 m. with scattered grassy openings.)	4.62	
Other Plant Communities ()	0.03	San Diego thorn-mint.
Other Plant Communities ()	3.35	Disturbed habitat.

Section 7 - Biological Assessment (California)

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/16/2006

Plant Species Name	Acres	Notes (Location condition & Rec.)
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CA LISTED HERBS ANNUALThom-mint, San Diego
(*Acanthomintha ilicifolia*)

0.03 150-200 individuals, spring 1997 survey.

Status:

State: SE

Global:

Federal: FE

Section 8 - Initial & Capital Tasks and Costs

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/10/2006

Budget: PAR

Task list	Specificaton	Unit	Number of Units	Cost / Unit	Annual Cost	Times Years	Total Cost
ACQUISITION							
Inspection	Property inspection	L. Hours	6.00	65.00	390.00	1.0	390.00
Inspection	Property inspection	L. Hours	6.00	75.00	450.00	1.0	450.00
Legal Assistance	Prepare/review documents	C. Hours	4.00	220.00	880.00	1.0	880.00
Sub-Total							1,720.00
BIOTIC SURVEYS							
Wildlife Biologist	Baseline survey	L. Hours	20.00	65.00	1,300.00	1.0	1,300.00
Other	GIS mapping	L. Hours	4.00	45.00	180.00	1.0	180.00
Sub-Total							1,480.00
PUBLIC SERVICES							
Patrolling	Patrol	L. Hours	24.00	65.00	1,560.00	1.0	1,560.00
Sign, Metal	Metal 12" X 15"	Item	8.00	20.00	160.00	1.0	160.00
Sign, Metal	Metal stakes	Item	8.00	5.00	40.00	1.0	40.00
Interpretive Literature	Labor (newsletter)	L. Hours	4.00	65.00	260.00	1.0	260.00
Sub-Total							2,020.00
GENERAL MAINTENANCE							
Project Management	Coord. Restor. biol.	L. Hours	8.00	65.00	520.00	1.0	520.00
Project Management	Coord. with City, HOA, etc.	L. Hours	6.00	65.00	390.00	1.0	390.00
Hauling, Truck	Dump fee	Item	1.00	30.00	30.00	1.0	30.00
Sub-Total							940.00
REPORTING							
Photo Materials	Aerial Photograph	Item	1.00	25.00	25.00	1.0	25.00
Annual Reports	Summary	L. Hours	6.00	65.00	390.00	1.0	390.00
Maintenance Report	Quarterly logs	L. Hours	8.00	65.00	520.00	1.0	520.00
Sub-Total							935.00
OPERATIONS							
Audit	CPA Audit	Acre	10.00	30.00	300.00	1.0	300.00
Endowment	Process endowment	L. Hours	6.00	75.00	450.00	1.0	450.00
Endowment	Process endowment	L. Hours	6.00	50.00	300.00	1.0	300.00
Network Interview/Contracts	Maintain contracts	L. Hours	2.00	50.00	100.00	1.0	100.00
Insurance	Liability/Fee	Acres	10.00	0.50	5.00	1.0	5.00
Property Tax Exemption	File	L. Hours	4.00	50.00	200.00	1.0	200.00
Project Accounting	Setup and maintain	L. Hours	6.00	50.00	300.00	1.0	300.00
Travel	Mileage	Miles	480.00	0.45	216.00	1.0	216.00
Other	Eriar's Land Stwd/set	L. Hours	8.00	75.00	600.00	1.0	600.00
Sub-Total							2,471.00

Task list	Specificaton	Unit	Number of Units	Cost / Unit	Annual Cost	Times Years	Total Cost
CONTINGENCY & ADMINISTRATION							
Contingency							956.60
Administration							2,104.52
Sub-Total							3,061.12
Total							12,627.12

Section 9 - Ongoing Tasks and Costs

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/10/2006

Budget: PAR

Task list	Specificaton	Unit	Number of Units	Cost / Unit	Annual Cost	Divide Years	Total Cost
BIOTIC SURVEYS							
Plant Ecologist	SD thorn-mint surveys	L. Hours	6.00	65.00	390.00	1	390.00
Wildlife Biologist	Baseline survey	L. Hours	20.00	65.00	1,300.00	5	260.00
Wildlife Biologist	Protocol gnat surveys	L. Hours	18.00	65.00	1,170.00	5	234.00
Other	GIS mapping	L. Hours	4.00	45.00	180.00	5	36.00
Sub-Total							920.00
HABITAT RESTORATION							
Exotic Plant Control	Hand Removal, Labor	L. Hours	8.00	65.00	520.00	3	173.33
Exotic Plant Control	Hand Removal, Labor	L. Hours	8.00	25.00	200.00	3	66.67
Exotic Plant Control	Herbicide	Gal.	5.00	17.50	87.50	3	29.17
Sub-Total							269.17
HABITAT MAINTENANCE							
Erosion Control	Punched Straw/rolls	Item	1.00	200.00	200.00	5	40.00
Sub-Total							40.00
PUBLIC SERVICES							
Patrolling	Patrol	L. Hours	24.00	65.00	1,560.00	1	1,560.00
Sign, Metal	Metal 12" X 15"	Item	8.00	20.00	160.00	5	32.00
Sign, Metal	Metal stakes	Item	8.00	5.00	40.00	5	8.00
Interpretive Literature	Labor (newsletter)	L. Hours	4.00	65.00	260.00	1	260.00
Sub-Total							1,860.00
GENERAL MAINTENANCE							
Project Management	Coord. with City, HOA, etc.	L. Hours	6.00	65.00	390.00	1	390.00
Hauling, Truck	Dump fee	Item	1.00	30.00	30.00	1	30.00
Sub-Total							420.00
REPORTING							
Photo Materials	Aerial Photograph	Item	1.00	25.00	25.00	1	25.00
Annual Reports	Summary	L. Hours	6.00	65.00	390.00	1	390.00
Maintenance Report	Quarterly logs	L. Hours	8.00	65.00	520.00	1	520.00
Sub-Total							935.00

Task list	Specificaton	Unit	Number of Units	Cost / Unit	Annual Cost	Divide Years	Total Cost
OPERATIONS							
Audit	CPA Audit	Acre	10.00	30.00	300.00	1	300.00
Network Interview/Contracts	Maintain contracts	L. Hours	2.00	50.00	100.00	1	100.00
Insurance	Liability/Fee	Acres	10.00	0.50	5.00	1	5.00
Budgeting	Budget & reconcile	L. Hours	6.00	75.00	450.00	1	450.00
Property Tax Exemption	File	L. Hours	4.00	50.00	200.00	1	200.00
Project Accounting	Setup and maintain	L. Hours	6.00	50.00	300.00	1	300.00
Travel	Mileage	Miles	480.00	0.45	216.00	1	216.00
Other	Eriar's Land Stwd/set	L. Hours	8.00	75.00	600.00	1	600.00
Sub-Total							2,171.00
CONTINGENCY & ADMINISTRATION							
Contingency							661.52
Administration							1,455.34
Sub-Total							2,116.86
Total							8,732.03

Section 10 - Financial Summary

Property Title: Emerald Point

Dataset: CA004

PAR ID: 0092005

02/10/2006

PAR(10 ac.)

	Rate %	Total \$
INITIAL FINANCIAL REQUIREMENTS		
I & C Revenue		0
I & C Management Costs		9,566
I & C Contingency Expense	10.00	957
Total I & C Management Costs		10,523
I & C Administrative Costs of Total I & C Management Costs	20.00	2,105
Total I & C Costs		12,628
Net I & C Management and Administrative Costs		12,628
ANNUAL ONGOING FINANCIAL REQUIREMENTS		
Ongoing Costs		6,615
Ongoing Contingency Expense	10.00	662
Total Ongoing Management Costs		7,277
Ongoing Administrative Costs of Total Ongoing Management costs	20.00	1,455
Total Ongoing Costs		8,733
ENDOWMENT REQUIREMENTS FOR ONGOING STEWARDSHIP		
Endowment to Provide Income of \$ 8,733		194,067
Endowment per Acre is \$ 19,407.		
Ongoing Management Costs Based on 4.50% of Endowment per Year.		
Ongoing Management Funding is \$ 8,733 per Year Resulting in \$873 per Acre per Year.		
TOTAL CONTRIBUTION		206,695

EMERALD POINTE ESTATES

CONSERVATION EASEMENT

MAP NO. 13428

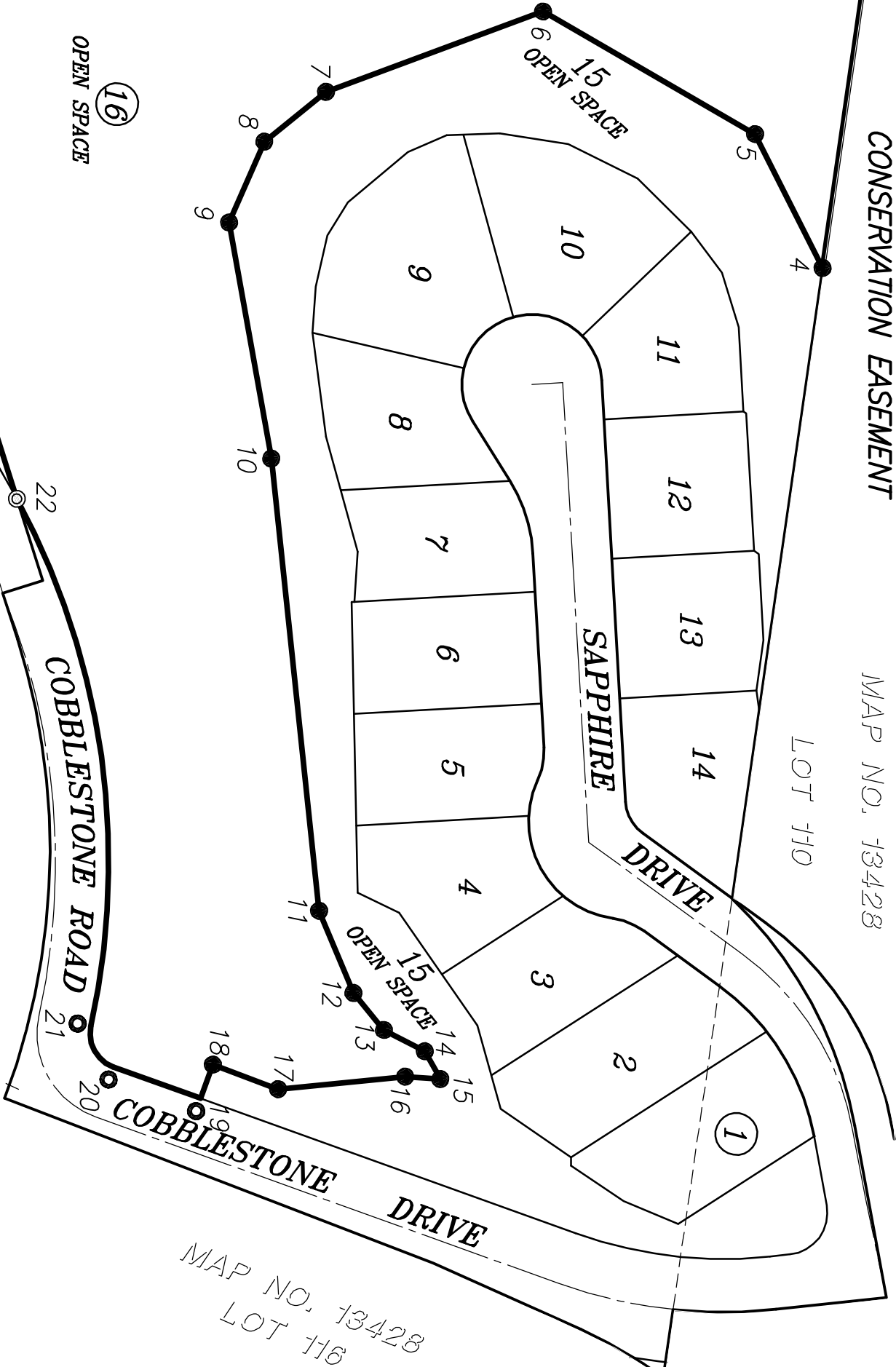
LOT 110

RANCHO AGUA HEDIONDA
MAP NO. 823
LOT G

LOT 108

NO.	LONGITUDE	LATITUDE
1	133 19 24.82357	43 42 32.54973
2	133 19 24.62939	43 42 32.61114
3	133 19 25.09858	43 42 37.96986
4	133 19 28.66465	43 42 39.82356
5	133 19 28.18624	43 42 38.84175
6	133 19 28.74411	43 42 37.18982
7	133 19 30.73725	43 42 36.48771
8	133 19 31.49042	43 42 36.41739
9	133 19 32.28317	43 42 36.63010
10	133 19 33.63531	43 42 37.97633
11	133 19 36.44236	43 42 40.38958
12	133 19 36.78401	43 42 40.95654
13	133 19 36.83654	43 42 41.28767
14	133 19 36.71301	43 42 41.59496
15	133 19 36.80201	43 42 41.80631
16	133 19 37.01820	43 42 41.61822
17	133 19 37.94692	43 42 41.04166
18	133 19 38.20996	43 42 40.59742
19	133 19 38.52241	43 42 40.69836
20	133 19 39.00416	43 42 40.14638
21	133 19 38.82189	43 42 39.72127
22	133 19 35.59845	43 42 36.89422
23	133 19 34.05675	43 42 34.84456

MONUMENT GPS COORDINATE TABLE



LEGEND

- INDICATES 5/8" X 18" REBAR WITH DISC STAMPED L.S. 7322 PER MAP NO. 15222.
- INDICATES FOUND 2" I.P. WITH DISC STAMPED L.S. 5669 PER MAP NO. 13428.
- INDICATES 2" IRON PIPE WITH DISC STAMPED L.S. 7322 PER MAP NO. 15222.
- INDICATES SET LEAD AND DISC STAMPED L.S. 7322 IN THE TOP OF CURB ON A 9.75' OFFSET FROM THE PROPERTY LINE ON THE PROLONGATION OF THE LOT LINE OR RADIAL TO POINT OF CURVE.

PARCEL A
ADJ NO. 473 DOC,
1998-0474921

PARCEL 1
PM NO. 15661

